



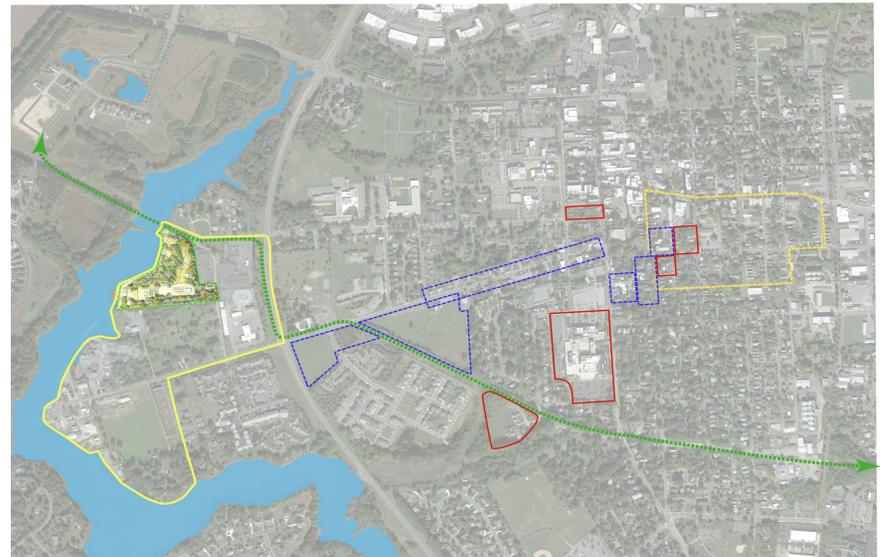
## Port Street Redevelopment Project Easton, Talbot County, Maryland



- Historic commercial/industrial corridor
- First building activity followed the War of 1812
- Steamboats started plying the waters of Tred Avon River around 1816 and utilized Easton Point through 1932
- Frederick Douglass walked up Port Street to attend school in Easton



- **CREATE** a desirable destination at the water's edge
- **ESTABLISH** Port Street and Easton Parkway as an important Gateway
- **LINK** Easton's downtown to Easton Point through sound redevelopment strategies
- **ENHANCE** the streetscape along Port Street
- **PROMOTE** mixed-income housing and affordable housing along Port Street
- **SUPPORT** the needs of the Hospital and the efforts on the "Hill"
- **STRENGTHEN** the existing community by retaining the social networks and maintaining the cultural history



# Concept Master Plan



PORT STREET SMALL AREA MASTER PLAN

Easton, Maryland

Upper Level ALT





**CONCEPTUAL PLAN: AT THE WATER'S EDGE**



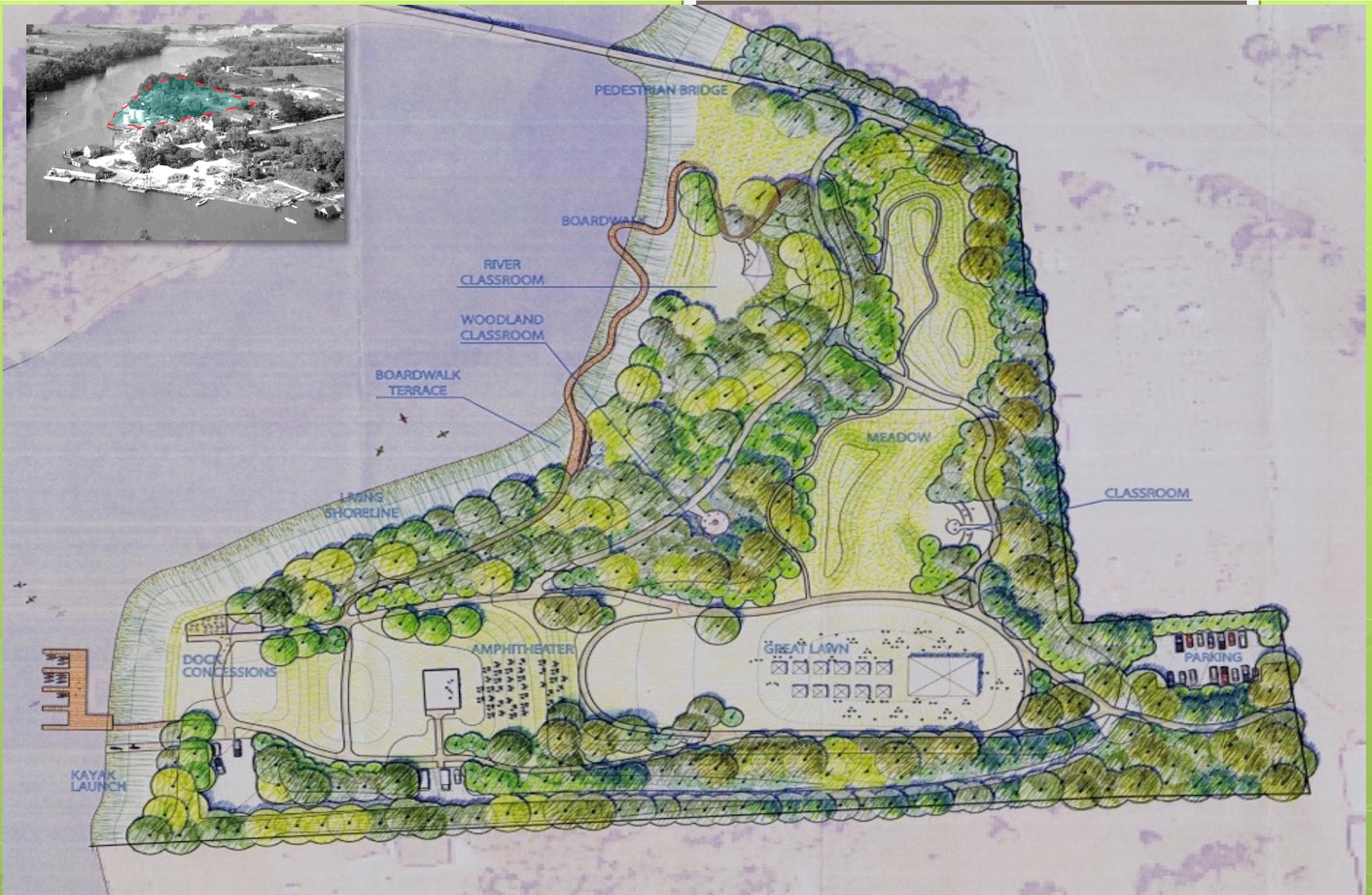
# CONCEPTUAL PLAN: AT THE WATER'S EDGE



## CONCEPTUAL PLAN: HOUSING



## CONCEPTUAL PLAN: GATEWAY & DOWNTOWN CONNECTIONS



# CONCEPTUAL PLAN: EASTON POINT PARK



## CONCEPTUAL PLAN: EASTON POINT PARK



## CONCEPTUAL PLAN: GATEWAY & DOWNTOWN CONNECTIONS

**\$25 million in public infrastructure investment will leverage \$225 million in private investment over the next 15 years resulting in**

- 28,000 square feet of new retail space;
- 53,000 square feet of community/civic space;
- 167,500 square feet of office space;
- 224 new construction affordable and market-rate residential units;
- 250 new hotel rooms;
- Two new waterside public parks providing extensive public access;
- An expanded boat ramp;
- Linkages between downtown and the waterfront would be strengthened through investments in streetscaping and bike trails.

Restaurant and Marina (Easton Point/Port Street West)

- Proposed family-oriented seafood restaurant to be newly constructed
- Estimated \$1M

Office Building (Easton Point/Port Street West)

- New office building for Inquiries, Inc. for 400 new to MD employees in the security technology industry
- 77,000 SF+

Affordable/Innovation Housing (Port Street East)

- 60-120 units (to be determined)
- Feasibility Analysis by PLACE

## Estimated Fiscal Impact

### Construction Phase

- 2,247 jobs created
- \$313.7 M in economic output
- \$7.6 M in fiscal impact to the State
- \$3.8 M in fiscal impact to the County

### Permanent Phase – Annual Impact

- 1,476 permanent jobs
- \$112.1 M in economic output annually
- \$3.3 M in fiscal impact to the State
- \$1.6 M in fiscal impact to the County

\*\* Note: Fiscal Impacts are preliminary estimates by BEACON at Salisbury University

## Critical Path Items

- Annexation of initial 6.5 acres into the Town Complete
- Affordable Housing Feasibility Analysis Complete
- Traffic Study Complete
- Small Area Master Plan Public Hearing Nov 1 2017
- Zoning and Design Standards (draft) Nov 2017
- Rails to Trails Extension Completed Imminent